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Meyrick House West, St. Nicholas Cardiff

£1,200,000

 **pablack**

01446 772857
enquiries@pablack.co.uk



About the property

An exceptional, high-specification, contemporary family home boasting stunning, expansive views over adjacent fields and farmland. The property offers highly adaptable accommodation over two floors with natural lighting filling every aspect of this home. A central hallway to the ground floor leads to a lounge and a study, both offering views of the front garden, driveway, and the surrounding fields. The lounge currently utilised as a gym features a broad, tall picture window to the front and tall sliding glazed doors opening to a sheltered landscaped, south-facing garden. Continuing along the hallway are three double bedrooms on the ground floor, all with en suites and with views or access to the south-facing garden. The ground floor also includes a cloakroom and a laundry room plus access to the integral garage. On the first floor, the primary living accommodation is positioned to the front of the property to maximize the far reaching views. This space includes a stunning kitchen with an extensive range of units, matching central island, Silestone countertops and a breakfast bar. Adjacent to the kitchen/dining area is a versatile living room designed to take full advantage of the expansive views featuring balconies to the front and rear aspects. Large master bedroom with dressing room and ensuite. Low maintenance, sheltered south facing garden which wraps around the entirety of the property. Electric gated driveway parking, fob operated integral garage plus driveway.

Accommodation

Entrance

As you step through the front door, you are greeted by an abundance of natural light and elegant, clean lines. A spacious ground floor hallway extends before you, with doors leading to a lounge and a study, both offering picturesque views of the front garden, driveway, and the adjoining fields and farmland. The hallway gives access to all ground floor rooms, including utility room, w.c, boiler room and three double bedrooms all with en-suites.

Lounge

19' 7" x 16' 1" (5.97m x 4.90m)
The lounge features a wide, tall picture window at the front and elegant, tall sliding glass doors that open to a sheltered, south-facing patio area.

Study

9' 1" x 8' 11" (2.77m x 2.72m)
Versatile space with window again overlooking fields

Utility Room

Also giving access to the integral garage.

Bedroom Two

23' 3" max x 9' 10" (7.09m max x 3.00m)
Large double bedroom with dual aspect views over and access to the rear garden

En-Suite Shower Room





Double shower cubicle, wash hand basin set in vanity unit and w.c. Window to rear aspect

Bedroom Three

18' 8" max x 16' 1" (5.69m max x 4.90m)
Windows overlooking and door accessing the rear garden. Door to en-suite bathroom

En-Suite Bathroom

Fitted with four piece suite comprising bath, double shower cubicle, wash hand basin set within vanity unit and w.c

Bedroom Four

18' 8" x 10' 6" max (5.69m x 3.20m max)
Another large bedroom overlooking the rear and access to the private landscaped garden

En-Suite Shower Room

Fitted with double shower cubicle, wash hand basin set in vanity unit and wash hand basin

First Floor

The primary living accommodation is located at the front of the property, the design solely to take full

advantage of the far reaching countryside views. The the first floor a large landing provides access to w.c master bedrooms with dressing room and en-suite shower room, storage cupboard and a most impressive, predominantly glassed fronted kitchen / dining room open plan to the living room with balconies to to the front and rear aspects.

Kitchen / Dining Room

28' 10" x 15' 10" (8.79m x 4.83m)
Featuring a stunning, contemporary kitchen with a wide range of units, matching central islands, and Silestone countertops. It includes twin ovens, a warming drawer, a hob, a fully integrated dishwasher, and a larder fridge and freezer, all of which will remain. The central island incorporates a breakfast bar, with ample space for a family-sized dining table. Door to additional storage cupboard.

Living Room

16' 1" x 12' 1" (4.90m x 3.68m)
Adjoining the kitchen and dining area is a versatile living room, designed to maximize the expansive views. The lounge boasts a front-facing balcony and a south-facing view over the rear garden.

Master Suite

15' 9" x 12' 1" (4.80m x 3.68m)

Dual aspect views over the garden. Doors in to both the dressing room and the en-suite shower room

Dressing Room

Fitted with a comprehensive range or hanging rails and shelving.

En-Suite Shower Room

Jack and Jill with double sink set in vanity unit, double shower cubicle and w.c

External

From Well Lane, a remote-controlled electric gate opens onto a granite sett driveway, which is shared with Meyrick House East and leads to Meyrick House West. Directly in front of the property, there is a broad driveway with ample space to park multiple vehicles. A fob operated sectional door provides access to the integral garage.

At the rear of the property, a lovely, sheltered garden enjoys a south-westerly aspect. It is screened from neighbouring properties by mature hedgerows. The recently landscaped garden has been designed with



ease of maintenance at the forefront with large patio area and an area laid to lawn. There is also a paved path which encircles the property, with timber gated entrances leading back to the front elevation on both sides. The property is Freehold and connected to all mains services, with gas-fired central heating and underfloor heating throughout.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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